



Westfield - Washington Township

Board of Zoning Appeals

April 17, 2006

7:00 P.M.

Assembly Room

Westfield Town Hall

130 Penn Street

Westfield, IN 46074

A G E N D A

OPENING OF MEETING

- ❖ Note the presence of quorum
- ❖ Approval of Minutes:
 - March 20, 2006

OLD BUSINESS

934 East 191st Street: Stanly Harmon

0601-VU-001: 934 East 191st Street: Stanly Harmon: The Appellant is requesting a Variance of Use from the Westfield Washington Ordinance WC 16.040.030-(B) to operate a business in an Agricultural Single Family 1 (AG-SF 1) zoning district. The Appellant is requesting to operate a one person contracting business with a one ton truck, tractor, skid loader and a trailer in a residential zoning classification.

Public Hearing

Letter received from the Appellant requesting the petition be withdrawn.

0601-VS-001: 934 East 191st Street: Stanly Harmon: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.030-(B)-(3) to operate a business in an Agricultural Single Family 1 (AG-SF 1) zoning district and store his equipment in his backyard next to an existing garage. The Appellant is requesting to store a one ton truck, tractor, skid loader and a trailer in a residential zoning classification outside.

Public Hearing

Letter received from the Appellant requesting the petition be withdrawn.

0603-VS-009 705 East Main Street Westfield: RDJ Companies: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.080.010-(I)-(2) to allow for the installation of a replacement sign of 17' 11" at the above location.

Public Hearing

Letter received from the Appellant requesting the petition be withdrawn.

14641 US 31: Thomas Caccavo – Village Developer Limited Partnership

0603-VS-026: 14641 US 31: Thomas Caccavo – Village Developer Limited Partnership: The Appellant is requesting a Variance of Use from the Westfield Washington Ordinance WC 16.040.070-(2) to allow a drive thru at the above location. **Public Hearing**

302 E Main St Westfield: Pearson Group(06-03-VS-010 to 06-03-VS-030 and 06-03-VU-003)

0603-VS-010 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.050-(D)-(4) to allow for the development of a downtown site that is less than 5 acres, (.7). **Public Hearing**

0603-VS-011 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.050-(D)-(6)-(a) to reduce the front yard setback at the above location. **Public Hearing**

0603-VS-012 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.050-(D)-(6)-(b) to reduce the side yard setback at the above location. **Public Hearing**

0603-VS-013 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.050-(D)-(2)-(a) to allow the use of the rear and side yards at the above location for commercial use. **Public Hearing**

0603-VS-014 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.050-(D)-(2)-(c) to allow the use of the rear and side yards at the above location for commercial use (trash enclosure). **Public Hearing**

0603-VS-017 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.120-(1)-(3) to allow the construction of a facility without a loading berth at the above location. **Public Hearing**

0603-VS-018 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.120-(2)-(f) to reduce the access to less than 24 feet at the above location. **Public Hearing**

06-03-VS-019 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.120-(2)-(g)-(2) to eliminate the required wheel stops at the above location. **Public Hearing**

0603-VS-020 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.120-(2)--j--(11) to reduce the required number of on site parking spots at the above locations. **Public Hearing**

0603-VS-021 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.050-(15)-(a) to reduce the required size of the sidewalks at the above location. **Public Hearing**

0603-VS-022 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.050-(15)-(f)-(3) to allow the use of outdoor space for storage during business hours at the above location. **Public Hearing**

0603-VS-023 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.060.060-(a) to reduce the buffer yard requirements at the above location. **Public Hearing**

0603-VS-024 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.060.060-(b) to reduce the buffer yard requirements at the above location. **Public Hearing**

0603-VS-025 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.080.010-(e) to increase the allowable signage square footage requirements at the above location. **Public Hearing**

0603-VS-027 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.050-(e)-(2)-(6) to allow an outdoor eatery at the above location. **Public Hearing**

0603-VS-028 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.060.060-(c) to allow for the reduction of evergreen plantings at the above location. **Public Hearing**

0603-VS-029 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.060.070-(B)-(2)-(a & b) to allow for the reduction of perimeter parking plantings at the above location. **Public Hearing**

0603-VS-030 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.060.070-(A)-(2)-(e) to allow for the reduction of parking island plantings at the above location. **Public Hearing**

0603-VU-003 302 East Main Street Westfield: Pearson Group: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.050-(E)-(1) to allow for the mixing of residential and commercial land uses at the above location. **Public Hearing**

NEW BUSINESS

0604-VS-031 16136 Joliet Road Westfield: Stephen and Beth Harbin: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.030-(B)-(1) to allow for the reduction of distance in installing an indoor riding area and barn from two hundred feet (200'). **Public Hearing**

0604-VS-032 16136 Joliet Road Westfield: Stephen and Beth Harbin: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.100-(2)-(vii) to allow for the construction of a building that is not subordinate to the residential structure on the parcel. **Public Hearing**

0604-VS-033 1206 161st Street Westfield: Elijah and Katherine Moffett: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.040.030-(B)-(5)-(a) to allow for the reduction in the road frontage requirement of two hundred fifty (250') feet to twenty feet (20'). **Public Hearing**

Board of Zoning Appeals: Member Comments

William Sanders

Adjourn meeting